

	Total (£)	£/m <sup>2</sup>	% of total
<b>Substructure</b>	<b>2,558,000</b>	<b>120.09</b>	<b>7.40%</b>
Local breaking out of existing basement slab, breaking out of existing piling and existing basement structure, 1 item @ 250,000			
Local excavation for new pile caps, 1 item @ 125,000			
Allowance for piling mat, temporary ramps and mobilisation of rig, 1 item @ 100,000			
Foundations, bored piles, 900mm diameter, 25m deep including pile probing, preparing and cutting down piles, 1,638 m <sup>2</sup> @ 500			
Allowance for test pile, 1 item @ 25,000			
Reinforced basement slab 300m thick including waterproofing, formwork, 1,638m <sup>2</sup> @ 165			
Reinforcement, concrete and formwork to pile caps, 1 item @ 250,000			
New blockwork linear wall, including waterproofing, 630m <sup>2</sup> @ 145			
750 x 750 columns; 350kg/m <sup>3</sup> , 80m <sup>2</sup> @ 500			
Reinforced concrete core walls, 350mm thick, 810m <sup>2</sup> @ 225			
Reinforced ground floor slab, 300m thick including waterproofing, formwork, 1,638m <sup>2</sup> @ 150			
Allowance for below-slab drainage, 1 item @ 85,000			
Allowance for tower crane base, 1 item @ 50,000			
Allowance for all other sundry items, 1 item @ 25,000			
<b>Frame</b>	<b>2,437,000</b>	<b>114.41</b>	<b>7.05%</b>
Reinforced concrete core walls, 330mm thick, 11.5kg/m <sup>3</sup> , 8,190m <sup>2</sup> @ 225			
Allowance for setting item such as lift control panel etc, 1 item @ 80,000			
Reinforced columns, various sizes, 728m @ 500			
Allowance for secondary steelwork, 1 item @ 100,000			
Allowance for sundry items, 1 item @ 50,000			
<b>Upper floors</b>	<b>3,433,000</b>	<b>161.17</b>	<b>9.93%</b>
In situ concrete slabs, 300 thick, 140kg/m <sup>3</sup> , including edge to slabs and thickening within plant spaces, 18,018 m <sup>2</sup> @ 185			
Allowance for upstands, plinths, bund walls, metal plate walkways, supports, etc, 1 item @ 100,000			
<b>Roof</b>	<b>592,000</b>	<b>27.79</b>	<b>1.71%</b>
In situ concrete slabs, 300 thick, 140kg/m <sup>3</sup> , including edge to slabs and thickening within plant spaces, 1,638 m <sup>2</sup> @ 185			
Waterproof liquid applied membrane including paving finish, 1,638m <sup>2</sup> @ 100			
Allowance for plant screening, 1 item @ 75,000			
Allowance for sundry items including plant bases, plinths, stepovers, 1 item @ 50,000			
<b>Stairs</b>	<b>465,000</b>	<b>21.83</b>	<b>1.35%</b>
Allowance for precast concrete staircase, assumed rise 4m, metal balustrade, stainless steel handrail, 24nr @ 15,000			
Ditto, to basement, 2nr @ 15,000			
Allowance for additional stairs/cat ladders and safety rails to basement and roof, 1 item @ 75,000			



<b>External walls</b>	<b>6,399,000</b>	<b>300.42</b>	<b>18.51%</b>
Allowance for ground floor, entrance lobby glazing, 665m <sup>2</sup> @ 1,000			
Allowance for curtain walling to 1 to 12, glazed with openable windows; interspersed with solid areas of facade made up from anodised aluminium panels with punched holes, 7,209m <sup>2</sup> @ 700			
Allowance for curtain walling to light wells, 300m <sup>2</sup> @ 550			
Allowance for cladding to columns, 265m <sup>2</sup> @ 500			
Allowance for building maintenance unit, roof, 1 item @ 250,000			
Allowance for cladding mock up and testing, 1 item @ 150,000			
<b>External doors</b>	<b>205,000</b>	<b>9.62</b>	<b>0.57%</b>
Allowance for main entrance revolving doors, 2nr @ 50,000			
Allowance for pass doors, single and double doors, 1 item @ 50,000			
Allowance for roller shutter to loading bay, 1 item @ 25,000			
Metal doors in service areas, 1 item @ 30,000			

	Total (£)	£/m <sup>2</sup>	% of total
<b>Internal walls and partitions</b>	<b>958,000</b>	<b>44.98</b>	<b>2.77%</b>
Allowance for fairfaced blockwork at basement and ground floor, 1,200m <sup>2</sup> @ 90			
In-situ walls concrete walls, 500m <sup>2</sup> @ 165			
Allowance for drylined walls to all other areas, 9,555m <sup>2</sup> @ 75			
Allowance for other walls/partition to plant areas, other areas and detailing, 1 item @ 50,000			
<b>Internal doors</b>	<b>883,000</b>	<b>41.46</b>	<b>2.55%</b>
Single metal doors, 24nr @ 2,500			
Double metal doors, 15nr @ 4,000			
Single timber doors, 120nr @ 1,250			
Single timber doors to Supaloos, 136nr @ 1,250			
Doors to entrance lobby, 3nr @ 10,000			
Glazed doors to lift lobbies, standard height metal-framed glass doors, double, 29nr @ 12,500			
Other doors, risers, access panels etc, 1 item @ 50,000			
<b>Wall finishes</b>	<b>775,000</b>	<b>36.38</b>	<b>2.24%</b>
Allowance for paint to plasterboard, 9,555m <sup>2</sup> @ 6			
Ditto to blockwork, 3,660m <sup>2</sup> @ 10			
High-quality stone to reception area, 540m <sup>2</sup> @ 450			
Allowance for high-quality stone finish to columns within reception, 275m <sup>2</sup> @ 500			
Allowance for wall finish within WCs to include tiling, laminate panelling, 550m <sup>2</sup> @ 500			
Allowance for bumper rails and corner protections to plantrooms and basement areas, 1 item @ 25,000			
<b>Floor finishes</b>	<b>572,000</b>	<b>26.85</b>	<b>1.66%</b>
Stone floor to stone entrance area, 450m <sup>2</sup> @ 450			
Stone flooring to lift lobbies, 300m <sup>2</sup> @ 450			
Allowance for ceramic floor tiling to the WCs and shower areas, 670m <sup>2</sup> @ 175			
Floor sealant to basement areas, 600m <sup>2</sup> @ 10			
Allowance for lining to loading bay, 220m <sup>2</sup> @ 50			
Allowance for entrance matting and matwells, 2nr @ 40,000			
Allowance for other floor finishes, 1 item @ 20,000			
<b>Ceiling finishes</b>	<b>244,000</b>	<b>11.46</b>	<b>0.71%</b>
Feature ceiling to reception, 450m <sup>2</sup> @ 175			
Allowance for painted plasterboard ceiling to lift lobbies, 300m <sup>2</sup> @ 100			
Allowance for painted plasterboard ceiling to WCs and shower areas, 670m <sup>2</sup> @ 70			
Allowance for insulation to soffit of loading bay and external soffit, 220m <sup>2</sup> @ 60			
Allowance for other ceiling finishes, 1 item @ 75,000			
<b>Fittings</b>	<b>492,000</b>	<b>23.10</b>	<b>1.42%</b>
Allowance for main reception desk and security, 1 item @ 75,000			
Toilet fitting included soap dispensers/tanks, roll holders, paper towels holders, coat hooks, 136nr @ 900			
Ditto to disabled toilets, 22nr @ 900			
Cleaners' cupboard, 15nr @ 600			
Shower fittings, 22nr @ 500			
Allowance for rubbish compactor, 1 item @ 40,000			
Allowance for cycle racks, 1 item @ 40,000			

	Total (£)	£/m <sup>2</sup>	% of total
Internal mockups of toilets, 1 item @ 75,000			
External and internal signage, 1 item @ 50,000			
Lockers and benching, 1 item @ 50,000			
<b>Sanitaryware</b>	<b>200,000</b>	<b>9.39</b>	<b>0.58%</b>
WC, 136nr @ 400			
WHB, 136nr @ 450			
Urinals, 48nr @ 500			
Disabled suite, 26nr @ 1,200			
Showers, 8nr @ 1,250			
Cleaners sinks, 12nr @ 400			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Disposal installations</b>	<b>253,000</b>	<b>11.88</b>	<b>0.73%</b>
Soil and waste installations, 21,300m <sup>2</sup> @ 8			
Syphonic installations, 21,300m <sup>2</sup> @ 3			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Water installations</b>	<b>357,000</b>	<b>16.76</b>	<b>1.03%</b>
Domestic hot and cold water installations, 21,300m <sup>2</sup> @ 15.49			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Heat source</b>	<b>196,000</b>	<b>9.20</b>	<b>0.57%</b>
Boiler installation, flue and primary ductwork, 21,300m <sup>2</sup> @ 8.51			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Space heating and air treatment</b>	<b>1,667,000</b>	<b>78.26</b>	<b>4.82%</b>
Air cooled chillers; roof mounted, 21,300m <sup>2</sup> @ 14.30			
Primary and secondary chilled water, 21,300m <sup>2</sup> @ 18			
LTHW installation, 21,300m <sup>2</sup> @ 12			
AHUs; roof mounted, 21,300m <sup>2</sup> @ 8.55			
Ductwork distribution, 21,300m <sup>2</sup> @ 12			
Reception area air treatment installations, 450m <sup>2</sup> @ 150			
Heating to landlords area, 21,300m <sup>2</sup> @ 1			
Supplementary cooling, 21,300m <sup>2</sup> @ 1			
Water treatment/management, etc, 1 item @ 50,000			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Ventilating systems</b>	<b>629,000</b>	<b>29.53</b>	<b>1.82%</b>
Toilet extract systems, 21,300m <sup>2</sup> @ 6			
Supply and extract systems to basement areas; includes mechanical smoke extract, 1,638m <sup>2</sup> @ 120			
Fire fighting lobby ventilation, 21,300m <sup>2</sup> @ 12			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Electrical installations</b>	<b>1,739,000</b>	<b>81.64</b>	<b>5.03%</b>
HV distribution, 21,300m <sup>2</sup> @ 6			
LV submains distribution, 21,300m <sup>2</sup> @ 28			
Lift safety generator; 500 kva, 1 item @ 150,000			
Lighting installations including lighting control 21,300m <sup>2</sup> @ 16			
Feature lighting to reception area, 450 m <sup>2</sup> @ 100			
External feature lighting, 1 item @ 50,000			
Small power installation, 21,300m <sup>2</sup> @ 3			
Power to mechanical services and lifts, 21,300m <sup>2</sup> @ 5			

	Total (£)	£/m <sup>2</sup>	% of total
Containment for security, CCTV, FA, Comms, 21,300m <sup>2</sup> @ 2			
Earthing, bonding and lightening protection, 21,300m <sup>2</sup> @ 4			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Gas installations</b>	<b>33,000</b>	<b>1.55</b>	<b>0.10%</b>
Gas installations, 1 item @ 30,000			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Lift installations</b>	<b>1,470,000</b>	<b>69.01</b>	<b>4.25%</b>
21 person passenger lift, 2.5m/s Grd - L11, 5nr @ 190,000			
Goods lift, 2,000kg, 2.5m/s Grd - L11, 1nr @ 200,000			
8-person fire fighting lift, 2.5m/s Grd to L11, 2nr @ 160,000			
<b>Protective installations</b>	<b>484,000</b>	<b>22.72</b>	<b>1.40%</b>
Sprinkler Installation, 21,300m <sup>2</sup> @ 16			
Wet riser installations, 21,300nr @ 5			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Communication installations</b>	<b>689,000</b>	<b>32.35</b>	<b>1.99%</b>
Fire alarm installation c/w voice alarms, 21,300m <sup>2</sup> @ 14			
Landlord telephony, 1 item @ 15,000			
IT backbone, 1 item @ 150,000			
Combined disabled refuge and fire telephone system, 26nr @ 2,000			
Disabled toilet alarms, 26nr @ 800			
Induction loop to reception, 1nr @ 1,000			
Security to landlords area excluding access control to office entrance doors (tenant Cat B fit-out works), 1 item @ 100,000			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Special installations</b>	<b>482,000</b>	<b>22.63</b>	<b>1.39%</b>
Building management system, 21,300m <sup>2</sup> @ 20			
Leak detection, 1 item @ 20,000			
Testing and commissioning @ 2%			
Preliminaries @ 6%			
<b>Renewables allowance</b>			
Allowance for renewables such as PVs, greywater etc. EXCLUDED			
<b>Builders work in connection</b>	<b>410,000</b>	<b>19.25</b>	<b>1.19%</b>
Builder's work in connection with services installations, including machine bases, steel framework, firestopping etc. @ 5% on MEP installation			
<b>Sub-total</b>	<b>28,622,000</b>	<b>1,343.76</b>	<b>82.82%</b>
<b>Construction manager's organisation, staff costs and fee @ 15%</b>	<b>4,293,000</b>	<b>201.55</b>	<b>12.42%</b>
<b>Design reserve and contingency @ 5%</b>	<b>1,646,000</b>	<b>77.28</b>	<b>4.76%</b>
<b>Total to shell and core</b>	<b>34,561,000</b>	<b>1,622.58</b>	<b>100.00%</b>

	Total (£)	£/m <sup>2</sup>	% of total
<b>CATA</b>			
<b>Wall finishes</b>	<b>71,000</b>	<b>3.33</b>	<b>1.28%</b>
Emulsion paint finish to office side of core wall, 1,980m <sup>2</sup> @ 6			
Allowance for drylining and emulsion paint finish to columns, 740m <sup>2</sup> @ 80			
<b>Floor finishes (carpet excluded)</b>	<b>559,000</b>	<b>26.24</b>	<b>10.07%</b>
Allowance for raised floor including sealant and fire barriers to office areas, 15,975m <sup>2</sup> @ 35			
<b>Ceiling finishes</b>	<b>320,000</b>	<b>15.02</b>	<b>5.67%</b>
Allowance for spray applied plaster to concrete soffits, 15,975m <sup>2</sup> @ 20			
<b>Fixtures and fittings</b>	<b>16,000</b>	<b>0.75</b>	<b>0.29%</b>
Allowance for statutory signage, 15,975m <sup>2</sup> @ 1			
<b>Space heating and air treatment</b>	<b>1,881,000</b>	<b>88.31</b>	<b>33.36%</b>
Mechanical supply and extract, grilles and diffusers, 15,975m <sup>2</sup> @ 40			
LTHW trench heating, 15,975m <sup>2</sup> @ 30			
Testing and commissioning @ 2%			
Preliminaries @ 3%			
<b>Electrical installation</b>	<b>1,175,000</b>	<b>55.16</b>	<b>20.84%</b>
Distribution boards, 15,975m <sup>2</sup> @ 4			
Lighting installation, 15,975m <sup>2</sup> @ 10			
Suspended luminaires, 15,975m <sup>2</sup> @ 45			
Lighting control, 15,975m <sup>2</sup> @ 10			
Earthing and bonding, 15,975m <sup>2</sup> @ 1			
Testing and commissioning @ 2%			
Preliminaries @ 3%			
<b>Protective installation</b>	<b>285,000</b>	<b>13.38</b>	<b>5.05%</b>
Sprinkler installation; say 1 per 9m <sup>2</sup> @ 15,975m <sup>2</sup> @ 17			
Testing and commissioning preliminaries @ 2%			
Preliminaries @ 3%			
<b>Communication installation</b>	<b>202,000</b>	<b>9.48</b>	<b>3.58%</b>
Fire alarm installation c/w voice alarms, 15,975m <sup>2</sup> @ 12			
Testing and commission and preliminaries @ 2%			
Preliminaries @ 3%			
<b>Special installations</b>	<b>168,000</b>	<b>7.89</b>	<b>2.98%</b>
BMS controls, 15,975m <sup>2</sup> @ 10			
Testing and commissioning preliminaries @ 2%			
Preliminaries @ 3%			
<b>Builder's work</b>	<b>90,000</b>	<b>4.23</b>	<b>1.60%</b>
Builder's work in connection with services installations, including machine bases, steel framework, firestopping, etc, 15,975m <sup>2</sup> @ 3%			
<b>Sub-total to Cat A</b>	<b>4,767,000</b>	<b>223.80</b>	<b>85.91%</b>
<b>Construction manager's organisation, staff costs and fee @ 13%</b>	<b>620,000</b>	<b>29.11</b>	<b>11.17%</b>
<b>Design reserve and contingency @ 3%</b>	<b>162,000</b>	<b>7.61</b>	<b>2.92%</b>
<b>Total to Cat A</b>	<b>5,549,000</b>	<b>260.52</b>	<b>100.00%</b>
<b>Shell &amp; core plus Category A fit-out costs</b>	<b>1,883.10/m<sup>2</sup></b>		
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